166.0	0004	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,160,700 / 1,160,700
					USE VALUE:	1,160,700 / 1,160,700
					ASSESSED:	1,160,700 / 1,160,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
48		FLORENCE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WILLIAMS CAITLIN G
Owner 2:	LERNER DEVON A
Owner 3:	
Street 1:	48 FLORENCE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .148 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1913, having primarily Vinyl Exterior and 3195 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6456.000	731,100		429,600	1,160,700
Total Card	0.148	731,100		429,600	1,160,700
Total Parcel	0.148	731,100		429,600	1,160,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 363.31 /Parcel: 363.31

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 110150

GIS Ref

GIS Ref

Insp Date 07/21/18

Parcel ID 166.0-0004-0001.0

!12882!

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	731,100	0	6,456.	429,600	1,160,700		Year end	12/23/2021
2021	104	FV	698,700	0	6,456.	429,600	1,128,300		Year End Roll	12/10/2020
2020	104	FV	698,600	0	6,456.	429,600	1,128,200	1,128,200	Year End Roll	12/18/2019
2019	104	FV	522,500	0	6,456.	429,600	952,100	952,100	Year End Roll	1/3/2019
2018	104	FV	521,500	0	6,456.	380,500	902,000	902,000	Year End Roll	12/20/2017
2017	104	FV	490,200	0	6,456.	319,100	809,300	809,300	Year End Roll	1/3/2017
2016	104	FV	490,200	0	6,456.	319,100	809,300	809,300	Year End	1/4/2016
2015	104	FV	438,700	0	6,456.	276,200	714,900	714,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	15:44:15

LAST REV

Date	Time
08/09/18	09:45:07
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12882

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CALLAGHAN MARGA	1199-175		1/22/1999	Estate/Div	149,160	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/9/2003	74	Add Bath	10,000			G5	GR FY05	REMODEL ATTIC

ACTIVITY INFORMATION

Date	Result	By	Name
7/21/2018	Meas/Inspect	HS	Hanne S
3/11/2009	Inspected	189	PATRIOT
11/10/2008	Measured	345	PATRIOT
12/8/1999	Meas/Inspect	243	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	110150
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6456		Sq. Ft.	Site		0	70.	0.95	8									429,577						429,600	

Total AC/HA: 0.14821 | Total SF/SM: 6456 | Parcel LUC: 104 Two Family | Prime NB Desc ARLINGTON | Total: 429,577 | Spl Credit | Total: 429,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1913	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G5	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	10	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.01893878
Const Adj.:	1.00689924
Adj $ / SQ:	184.674
Other Features:	140250
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	898171
Depreciation:	167060
Depreciated Total:	731111

COMMENTS

SINK IN BSMT AND UAT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	5	Baths:	2	HB	

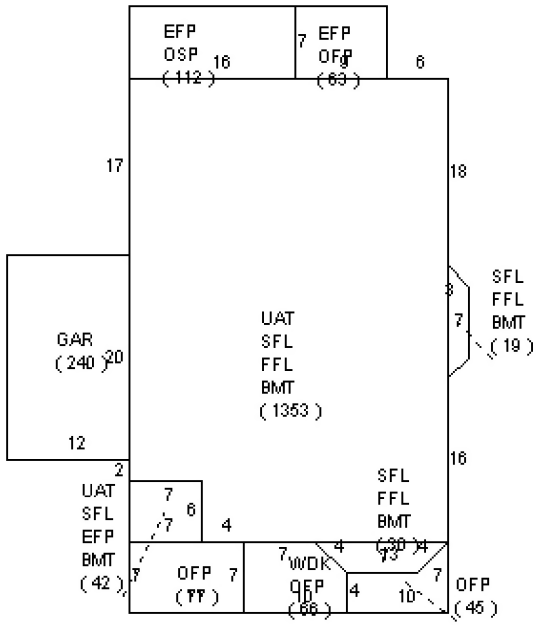
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
1	5	2	
Totals			
2	11	5	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,444	55.400	80,001
SFL	Second Floor	1,444	184.670	266,670
FFL	First Floor	1,402	184.670	258,913
UAT	Upper Attic	349	129.270	45,084
OFP	Open Porch	251	23.230	5,831
GAR	Garage	240	25.590	6,142
EFP	Enclos Porch	217	40.050	8,690
OSP	Screen Porch	112	34.590	3,874
	Net Sketched Area:	5,525	Total:	676,268

Size Ad	2846	Gross Area	6571	FinArea	3195

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	203.14
Special Features:	0	Val/Su Net:	132.33
Final Total:	731100	Val/Su SzAd	256.89

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

166.0-0004-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	2018	0.00	T	1	104						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc